

2011

Monitoring Report for the Penrith Park Special Zone



Executive Summary

This report assesses the effectiveness and efficiency of the Penrith Park Special Zone of the Queenstown Lakes District Plan. The Penrith Park Special Zone is a low density residential zone that covers some 33 hectares and is located at the northern end of Beacon Point on the shores of Lake Wanaka. In a physical sense, the zone is approaching build out and is a popular residential area with high amenity values, but lacks a playground or area for a ball game for children.

The zone purpose is to provide for the establishment of low and medium density residential activities in a rural type location overlooking the Wanaka foreshore, but still within close proximity to the town centre. The area is no longer in a rural type location and the zone has been subdivided into 113 residential sections.

Overall, the majority of objectives, policies and rules for the Penrith Park zone are effective.

The effectiveness of some objectives could be enhanced by updating reference to the supposedly rural setting of the area, and using a stronger word than 'encourage' with regard to ensuring a high standard of building design, appearance and landscape. The effectiveness of some policies could also be enhanced by better documenting what the 'Wanaka amenity' is that is referred to in Policy 2.

The rules were also generally found to be effective. Changes could be made in a number of areas to improve clarity in the case of the scale of visitor accommodation, and to remove superfluous rules, such as those requiring that refuse be collected.

1. Introduction

Section 35 of the Resource Management Act states that:

***Every local authority shall monitor-
...[(b)] the efficiency and effectiveness of policies, rules, or other methods....***

and take appropriate action (having regard to the methods available to it under this Act) where this is shown to be necessary.

This report fulfils the requirements of section 35(b) in relation to the Penrith Park Special Zone. This report monitors the effectiveness and efficiency of the Penrith Park policies and rules. No 'other methods' are employed. The zone objectives are also considered.

Findings in this report will assist in informing the review of the Queenstown Lakes District Plan, due to be publicly notified in October 2013.

This report is limited to monitoring the effectiveness and efficiency of the objectives, policies and rules, and is not an urban design review of the development that has occurred.

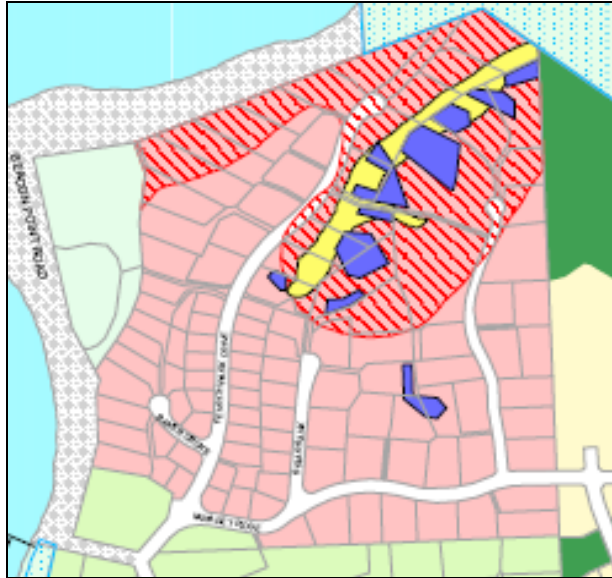
2. What is the Penrith Park Special Zone?

The Penrith Park Special Zone is a low density residential zone shown as the pink shading in Figure 1 below. The purple shading is the Penrith Park Vegetation Area A, the yellow shading is the Penrith Park Vegetation Area B, and the red striped area is the Penrith Park Visual Amenity Area.

The zone covers some 33 hectares and is located at the northern end of Beacon Point on the shores of Lake Wanaka.

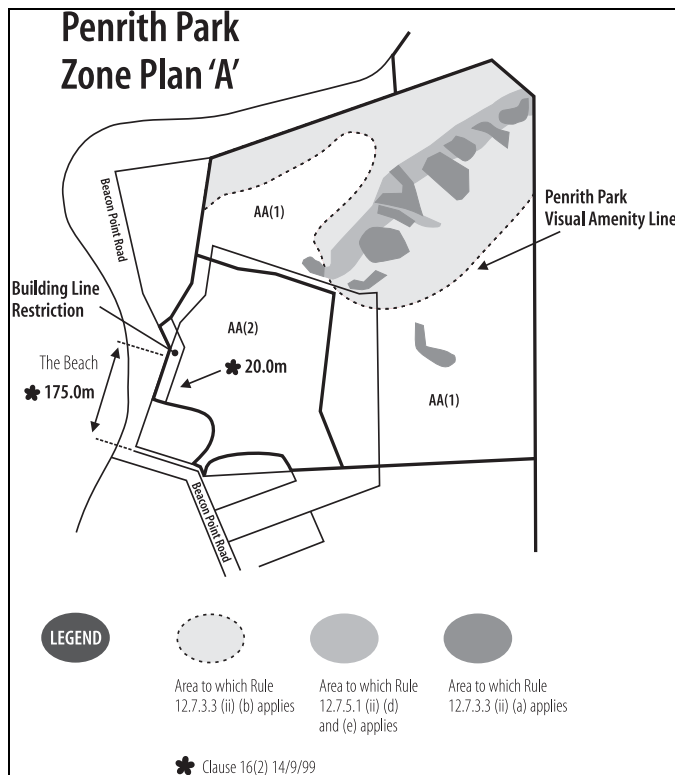
The zone purpose is to provide for the establishment of low and medium density residential activities in a rural type location overlooking the Wanaka foreshore, but still within close proximity to the town centre.

Figure 1: The pink, yellow and purple shading indicates the extent of the Penrith Park Special Zone.



Plan 'A' is contained within the rules for the zone, and is a basic structure plan for the zone, showing two Activity Areas and an area of a 'building line restriction'.

Figure 2: Penrith Park Zone Plan 'A'



3. How was the zone created?

Under the 1995 Proposed District Plan the area now occupied by the Penrith Park Special Zone was originally zoned part Rural Uplands and part Rural Residential. However, following Private Plan Change 89 (which had been working its way through the process having been lodged in 1992), a Consent Order was issued by the Planning Tribunal in July 1996 that rezoned parts of Lots 1 and 2 DP21647 to Penrith Park 1 and 2 zone.

In its 'decisions on submissions', the Hearings Committee noted that the Consent Order provides for rural residential subdivision to 1000m² in Penrith Park 2, and 3000m² in Penrith Park 1. The Hearings Committee noted the inconsistency between the Consent Order and the Proposed District Plan, which specified minimum site sizes of 20 hectares and 0.4 hectares respectively.

The Hearings Committee therefore determined that the provisions of Plan Change 89 (as confirmed through the Consent Order) should be inserted into the District Plan, and that the most appropriate mechanism was by way of a Special Zone.

4. How much development does the Penrith Park Zone enable?

The zone has been subdivided into 113 residential sections. The zone provisions do not specify a particular maximum number of residential units that are allowed, however the minimum site size does effectively impose a maximum number.

5. How much development has occurred?

It is estimated that approximately 70 – 80% of sections have been built on. Therefore the Penrith Park Zone has largely been developed. A number of houses were observed under construction during the writing of this report, and the remaining vacant sections are all expected to be developed in time. The remaining vacant sections appear to be in private ownership and are not being held by the developer as such.

Notably there appears to be only one consented non-residential activity (a visitor accommodation business) established in the zone.

Figure 3 below shows the zone boundaries overlaid on an aerial photograph:

Figure 3: Penrith Park Special Zone overlaid on an aerial photograph taken in 2007.



6. What does the Penrith Park Special Zone seek to achieve?

The Penrith Park Special Zone contains four objectives as set out below. The objectives are supported by a total of four policies.

Objectives

1. *To enable the creation of low density residential development in a rural setting which is relatively close to Wanaka town centre.*
2. *To conserve the visual amenity of the locality to a significant degree.*
3. *To encourage a high standard of building design, appearance and landscape.*
4. *To avoid adverse effects of any development on the environment ensuring long term sustainable management of the area.*

7. How effective are the Penrith Park Zone Objectives, Policies and Rules?

7.1 Effectiveness of the Objectives

The four objectives for the zone are considered below:

Objective 1

To enable the creation of low density residential development in a rural setting which is relatively close to Wanaka town centre.

This objective is considered to be largely effective. The zone does indeed provide for low density residential activities in relatively close proximity to Wanaka town centre. Council's GIS team has measured the area of the zone (excluding roads) as being 332,730m² (33.27 hectares). The average site size for the 113 sections in the zone is therefore 2944m² (0.7 acres).

The subdivision chapter of the District Plan specifies a minimum lot size of 3000m² in Activity Area 1 and 1000m² in Activity Area 2. This is a low density when compared to other residential zones in the District. For example, the District Plan specifies the following minimum lot sizes for the Low Density Residential Zone:

Low Density Residential	Arthurs Point	800m ²
	Queenstown Heights	1500m ²
	Elsewhere	600m ²

The objective seeks to enable the low density *"in a rural setting"*. The area is no longer in a rural setting; it is largely surrounded by urban development. To the east, the Peninsula Bay zoning provides for residential development, and to the south, the Rural Residential zone enables subdivision down to 4000m². The area does adjoin open space

along the lake front, and there is a small portion of Rural General zoned land to the west between the Penrith Park zone and the lake, however the area is no longer in a rural setting. It is an urban lakeside setting. In this regard, the objective to provide low density residential development “*in a rural setting*” has been overtaken by time and could be updated.

The zone also seeks to enable “residential development”. A normal part of a residential development is some form of playground or space to kick a ball for children. This appears to be absent from the Penrith Park zone. While there is lakeside reserve land available, a flat area to play a game or playground equipment was missing.

Objective 2

To conserve the visual amenity of the locality to a significant degree.

This policy is considered to be effective. The visual amenity of the area is conserved to a significant degree while enabling residential development. The objective is effective partly due to the use of the Penrith Park Visual Amenity Line, which is supported by specific rules regarding keeping houses off the ridgelines. Specific rules relating to removal of vegetation and disturbance of land have also assisted in conserving the visual amenity of the locality to a significant degree.

Objective 3

To encourage a high standard of building design, appearance and landscape.

The objective is relatively weak in that a high standard is only ‘encouraged’ not ‘required’ or ‘ensured’.

It is difficult to determine how effective this objective has been, because of the premium nature of the sections, many buildings would naturally exhibit a high degree of building design and appearance and landscaping in any event. The zone does exhibit a high standard of building design / appearance, and features extensive landscaped gardens but whether this has occurred because of a relatively weakly worded objective is unclear.

The images below show typical parts of the Penrith Park Special Zone, and illustrate the high standard of building design, appearance and landscaping.

Figure 4: Typical street appearance in the Penrith Park Special Zone



Figure 5: View from public walkway towards the lower part of the Special Zone and Penrith Park Drive



Figure 6: Landscaping in front of a dwelling on Penrith Park Drive



Figure 7: View of dwellings and landscaping from the northern end of the Penrith Park Special Zone



Objective 4

To avoid adverse effects of any development on the environment ensuring long term sustainable management of the area.

This objective basically repeats section 5 (purpose) of the Resource Management Act and is considered to be only moderately effective. The effectiveness of the objective is limited by its broadness, referring to avoiding adverse effects of “any” development, when the zone is clearly to enable a low density residential development and associated roading and infrastructure. Whereas Objectives 1 – 3 relate to the creation of the residential area, visual amenity, and building design respectively, Objective 4 seems to be a ‘grab all’ that seeks to capture anything else. Consequently its effectiveness is limited.

7.2 Effectiveness of the Policies

The four policies for the Penrith Park zone are set out below with a comment on each.

1 *To ensure visual amenity of the Wanaka area is protected by controlling the intensity and design of development.*

This policy is considered to be effective. The visual amenity is considered to be protected through the rules relating to the intensity and design of development.

The intensity of development is ‘controlled’ through the site coverage rules of 30% in Activity Area 2, and 20% in Activity Area 1. Significantly, this is a zone standard, meaning that if a proposal exceeds the site coverage requirement, it becomes a non-complying activity, rather than a discretionary activity. Intensity is also managed through the minimum site size requirement set out in the subdivision chapter, specifically a minimum of 1000m² in Activity Area 2, and 3000m² in Activity Area 1.

The design of development is ‘controlled’ through the requirement for all new buildings (including additions and alterations) to obtain a controlled activity resource consent.

The rules and subsequent resource consent process are capable of ensuring the visual amenity of the Wanaka area is protected.

2 *To ensure visual compatibility with the Wanaka amenity through assessment of design and construction materials.*

This policy is quite similar to Policy 1 above. Policy 1 seeks to ensure visual amenity is protected, and Policy 2 seeks to ensure visual compatibility. Both policies relate to the design of development.

Policy 2 is considered to be effective, despite some limitations give the lack of definition / documentation of what constitutes the existing “Wanaka amenity”. The design and construction material observed in the Penrith Park zone were not out of keeping or

incompatible with what was observed as the wider “Wanaka amenity”, however any assessment of this is subjective.

3 To provide for the establishment of low density visitor accommodation in a rural setting where, low density development can demonstrate compatibility with the zone objectives and where the effects on the environment will be similar to low density residential development.

The zone does provide for the establishment of visitor accommodation as a discretionary activity. It is then up to the Council officer processing the resource consent to ensure this is of ‘low density’ as the site and zone standard do not specify any limits on the number of rooms per site or per square metre.

In terms of consented visitor accommodation, only one consent was found. RM051107 was granted following a publicly notified consent hearing in 2006.

This application is not a great example to determine whether the policy is working because it was to use *existing* consented buildings for visitor accommodation, so the density of buildings on the site had already been established. However the density of the visitor accommodation (number of beds / rooms) was carefully considered, and it was determined that the proposal to provide six guest rooms was appropriate.

It is noted that the ‘nature and scale of activities’ zone standard effectively limits visitor accommodation to just 40m². So in most instances, visitor accommodation is a non-complying rather than discretionary activity. However as section 7.3 of this report notes, this is a problem with the rules rather than the policy.

As was noted with Objective 1, and by the Commissioner in RM051107, the area is no longer located in a “rural setting”. To the extent that the objective seeks to provide for visitor accommodation in a ‘rural setting’, this part of the objective is now obsolete.

Since the Penrith Park Special Zone was written, the definition of visitor accommodation has changed, and it now excludes homestay accommodation for up to five guests in a registered homestay. At least one registered homestay is known of in the Penrith Park zone and others may exist. This relatively small amount of visitor accommodation that is now provided for as a permitted activity (as it is excluded from the visitor accommodation definition) is consistent with the policy above which seeks to ensure visitor accommodation remains low density.

4 To ensure all buildings and accessory structures are sited on the property in an unobtrusive manner in harmony with the natural forms and features of the landscape.

This policy is considered to be largely effective. It sets a high test with the term ‘ensuring’ all buildings. As Figure 8 below indicates, the zone provisions have ensured that houses are not located on the ridgeline shown in left of the photograph, which is within the Penrith Park zone ‘visual amenity area’.

Figure 8: The natural form of the ridgeline to the left in this photograph has been retained



Of note is Site Standard 12.7.5.1 ii (d) and (e) which state (underlining added):

- (d) No part of any building located in Activity Area (1) of the Penrith Park Zone Plan 'A' north of the visual amenity line shall intrude into the skyline when viewed from any public place, excluding Lake Wanaka and any road or walkway within the zone.
- (e) No part of any building located in Activity Area (1) of the Penrith Park Zone Plan 'A' north of the visual amenity line shall be visible from any public place within 50m of the Shoreline excluding the surface of Lake Wanaka.

These rules help ensure the objective relating to siting of property in an unobtrusive manner. Where consents have been granted for buildings that do break the ridgeline, (such as RM100440) the effect of this was very carefully considered by the Lakes Environmental landscape architect, and have only been approved where the effect can be mitigated through planting behind or in front of the dwelling to ensure a non-linear form.

7.3 Effectiveness of the Rules

At an overall level, the rules are considered to have been effective at delivering an attractive residential environment. While this is not an urban design assessment, the area has a high level of amenity and the high build out rate of the subdivision reflects the popularity of the area.

The following 4 matters have been identified in relation to the effectiveness of the rules:

1. Whether visitor accommodation was intended to have to comply with zone standard rules for nature and scale of activities

In the decision on RM051107, Commissioner Matthews noted that there was a 'lacuna' in the plan. While visitor accommodation is specifically identified as a discretionary activity, it still must comply with the zone standards. In the Penrith Park zone, the zone standard for the nature and scale of non-residential activities limits them to 40m². This made the application a non-complying activity, when it was accepted by the

Commissioner that this limitation of size could not have been intended to apply to visitor accommodation, because at the time the definition of visitor accommodation confined the activity as being in relation to more than four guests. It was submitted that this could not be practically achieved in 40m² or less, therefore it could not have been intended that visitor accommodation be within the category of non-residential activities to which Rule 12.7.5.2(v) applies. It was noted that the Residential chapter of the plan (Part 7) includes visitor accommodation in the residential standards and specifically exclude visitor accommodation from the non-residential standards.

2. Status of residential flats

Residential flats are given a non-complying activity status in the Penrith Park zone. The low and high density residential zones provide for residential flats as permitted activities, and they have a 'controlled activity' status in the Rural General zone. Other Special Zones that are residential in nature, such as Quail Rise and Meadow Park, do not specifically give residential flats a non-complying status. It would therefore seem to be a very restrictive planning category. The definition of a residential flat limits their size, and the large lot and dwelling sizes could generally easily accommodate a residential flat. This is relevant in terms of the ageing population demographic, and could be looked at as part of the District Plan review.

3. Hedge and boundary trees

A site standard requires that no hedge or boundary trees are to exceed 2m in height. Rules such as these are generally considered to be poor practice because they are prone to bringing the Council into disputes between neighbours. As soon as a hedge or tree reaches 2m, it becomes an enforcement issue, which can have significant time and monetary costs for Council. Because trees and hedges continue to grow, the hedge or tree could be trimmed back to 2m to comply, only for it to become an enforcement issue again in three months time. It is generally viewed as preferable if such rules are excluded from the plan and that neighbours settle any issues with boundary fences and trees under the Fencing Act or other civil action relating to property rights.

4. Disturbance of land

In order to avoid any uncertainty, a minor change could be made to the earthworks rules, to draw a plan reader's attention to the discretionary activity rule at the start of the zone rules that specifically relates to the "*removal of vegetation and the disturbance of land*" in Activity Area 1. The site standard relating to earthworks could be made clearer by containing an exclusion for Activity Area 1, so a plan reader is aware the discretionary activity status applies even if the earthworks site standard is met.

5. Unnecessary Rules

Now that the subdivision has been completed, a number of rules are no longer really necessary, and could be removed in order to simplify and streamline the District Plan. For example, site standard 12.7.5.1i(a) requires that provision be made for the safe and hygienic disposal of all liquid waste. The subdivision connects to the Council's reticulated water and stormwater network, and this rule could be deleted.

Similarly, site standard 12.7.5.1ii(c) requires all services to be located underground. Now that all services have been installed, the need for this rule is limited.

Zone standard 12.7.5.2vi also requires all refuse to be collected and disposed of to a council approved landfill site. The area is serviced by the Council's rubbish and recycling collection system, and this rule is not required.

8. How efficient is the Penrith Park Special Zone?

The financial cost of administering the provisions / processing resource consents has been evaluated based on an assessment of:

- Number of resource consents triggered by the rules
- Average cost of processing resource consents triggered by the rules; and
- Number of Environment Court appeals

8.1 How many resource consents have been triggered?

The number of resource consents triggered by the rules of the Penrith Park Special Zone is approximately 131. This figure includes applications for variations and extensions of time to existing consents, but excludes consents that are currently on hold or have lapsed.

The vast majority of these consents are for construction of residential dwellings and associated earthworks. As all new buildings require a controlled activity consent, these consents are the focus of the following section which looks at the costs arising from this requirement.

8.2 Average cost of processing resource consents for new dwellings

A total of approximately 131 consents were identified in the Penrith Park Special Zone. Of these, approximately 74 were for the construction of a dwelling or more than one dwelling. These consents were the focus for analysis of consent processing costs.

Of the 74 consents for construction of a dwelling, almost all were approved on a non-notified basis.

The table in Appendix A contains all consents identified in the Penrith Park Zone along with the processing costs for the consents relating to construction of a dwelling (figures obtained from Lakes Environmental).

For the 74 consents that were granted, the table in Appendix A illustrates that the average Council charge to obtain resource consent for a dwelling in the Penrith Park zone over the time period that records are available was **\$1133** (including GST).

The lowest Council charge to obtain resource consent was **\$123** back in 1998, for a dwelling located at 5 Briar Bank Drive. The highest Council charge to obtain resource consent was **\$4181** in 2009, for a dwelling which was processed on a limited notified basis. The highest Council charge to obtain resource consent that was processed on a non-notified basis was **\$3593** for a dwelling in Penrith Park Drive.

The range between the lowest price (\$123) and the highest (\$3593) is due to a range of factors which would reflect the different complexities and quality of applications lodged. All consents for new houses were processed on a non-notified basis.

The average cost of **\$1133** is similar to that for the Quail Rise, Meadow Park and Bendemeer Special Zones. The 2011 monitoring reports showed that the average Council charge to obtain resource consent in those special zones was as follows:

Meadow Park	\$1174 (including GST)
Quail Rise	\$1686 (including GST)
Bendemeer	\$2271 (including GST)

The only consent that has been lodged for visitor accommodation was processed in 2006 on a notified basis and cost \$16,056.

Therefore the zone is relatively efficient when compared to other special zones in terms of its efficiency at delivering consents.

8.3 Number of Environment Court appeals

None of the 131 consents identified have been appealed to the Environment Court.

8.4 Summary with regard to efficiency

The average cost of a consent for a dwelling in the Penrith Park zone was slightly less than in other special zones. The relatively low average cost, and the fact that almost all applications following subdivision were processed on a non-notified basis (usually within 20 working days), suggests that the zone is relatively efficient at delivering timely and cost effective consent decisions when consents are anticipated by the zone.

9. Conclusion

Overall, the majority of objectives, policies and rules for the Penrith Park zone are effective. In a physical sense, the zone is a popular residential area, with stunning views and high amenity values, but lacks a playground for children. The zone is approaching build out.

The effectiveness of some objectives could be enhanced by updating reference to the supposedly rural setting of the area, and using a stronger word than 'encourage' with regard to ensuring a high standard of building design, appearance and landscape. The

effectiveness of some policies could also be enhanced to better documenting what the 'Wanaka amenity' is that is referred to in Policy 2.

The rules were also generally found to be effective. Changes could be made in a number of areas to improve clarity in the case of the scale of visitor accommodation, and to remove superfluous rules, such as those requiring that refuse be collected.

Appendix A – Penrith Park Zone

Consents

Yellow highlighting represents consents for residential dwellings
Green highlighting represents consents for visitor accommodation

Consent No	Proposal	Decision	Cost (Incl GST)	Decision Date
RM080346	Addition of 2nd storey extension to existing dwelling and earthworks at Briar Bank Drive, Wanaka.	Granted / Non-notified	2747.74	18/11/2008
RM070353	Make changes to dwelling at 41 Penrith Park Drive, Wanaka. variation to RM070081	Granted / Non-notified	314.26	24/04/2007
RM070662	Put up fence around tennis court on Penrith Park Drive, Wanaka.	Granted / Non-notified	642.39	3/08/2007
RM071123	Erect dwelling and separate studio/garage on Briar Bank Drive, Wanaka.	Granted / Non-notified	1497.55	25/01/2008
RM071171	Erect new dwelling on Mount Gold Place, Wanaka.	Granted / Non-notified	1382.88	22/01/2008
RM071209	Variation to RM070237 to change exterior cladding and roof pitch on Mt Gold Place, Wanaka.	Granted / Non-notified	350	16/01/2008
RM080056	Erect new dwelling on Baker Grove, Wanaka	Granted / Non-notified	1310.74	10/03/2008
RM080065	Vary RM021122 to amend subdivision layout, and undertake boundary adjustment at Mt Gold Place, Wanaka.	Granted / Non-notified	650.07	13/02/2008
RM080531	Erect new dwelling on Mount Gold Place, Wanaka.	Granted / Non-notified	1462.31	22/05/2008
RM080582	Adjust boundary between 3 allotments on Penrith Park Drive, Wanaka.	Granted / Non-notified	1282.85	6/06/2008
RM080796	Undertake earthworks on Beacon Point Road, Wanaka, in association with subdivision consent RM040707.	Granted / Non-notified	1486.94	26/06/2008
RM080900	Variation to RM080084 to extend the kitchen at existing dwelling on Briar Bank Drive, Wanaka.	Granted / Non-notified	466.20	16/06/2008
RM080915	Construct a pergola on 13 Penrith Park Drive, Wanaka.	Granted / Non-notified	503.72	19/06/2008
RM081001	Addition to existing dwelling consisting of 2 bedrooms and one bathroom at Briar Bank Drive, Wanaka.	Granted / Non-notified	523.18	14/07/2008
RM081094	Variation to 5(e) of RM040707 resulting in a reduced road width required at Beacon Point Road, Wanaka.	Granted / Non-notified	704.44	31/07/2008
RM081321	Variation to condition 1 of RM080171 to change the window aluminium joinery at residence on Penrith Park Drive, Wanaka.	Granted / Non-notified	405.44	9/10/2008
RM081361	Construct garage onto existing carport at 26 Penrith Park Drive, Wanaka.	On hold	446.96	N/A
RM081427	Two retaining walls on boundary & 215m ² earthworks at 21 Minaret Ridge, Wanaka	Granted / Non-notified	742.56	24/11/2008
RM090129	Variation to condition 8 of RM040707 relating to availability of foul sewer reticulation at Mt Gold Place, Penrith Park, Wanaka	Granted / Non-notified	639.12	17/03/2009
RM090470	Construct a greenhouse & root cellar at 21 Minaret Ridge, Wanaka.	Granted / Non-notified	507.68	27/08/2009
RM090544	To vary resource consent RM040707 resulting in amended boundaries at Penrith Park Drive, Wanaka	Granted / Non-notified	1242.43	24/09/2009
RM090669	Construct a dwelling with associated earthworks and landscaping on Mt Gold Place, Wanaka.	Granted / Non-notified	2276.91	10/12/2009
RM090762	Variation to condition 1 of RM080796 and earthworks on lots 82 & 83, Mt Gold Place, Wanaka	Granted / Non-notified	326.02	18/11/2009
RM980487	Erect dwelling at lot 42 Penrith Park, Wanaka	Granted / Non-notified	123.01	22/01/1999
RM100440	Construct a new house and undertake associated earthworks on Mt Gold Place, Wanaka.	Granted / Non-notified	3000.87	15/09/2010
RM100479	Additions and alterations to the existing garage on Minaret Ridge, Wanaka.	Granted / Non-notified	1005.73	9/08/2010

RM100562	Placement of 4 45kg gas bottles on site at Mt Gold Place, Wanaka.	Granted / Non-notified	729.33	8/09/2010
RM110053	To erect a new garden shed at 21 Minaret Ridge, Wanaka.	Granted / Non-notified	890.98	14/02/2011
RM100458	Construct a new dwelling and associated earthworks on Baker Grove, Wanaka.	Granted / Non-notified	1255.90	21/10/2010
RM100795	Construction of additions & alterations to the existing cottage at 27 Penrith Park Drive, Wanaka	Granted / Non-notified	982.27	23/12/2010
RM100833	To construct a dwelling and undertake 270 cubic metres of earthworks at 17 Penrith Park Drive, Wanaka	Granted / Non-notified	1568.35	18/02/2011
RM110433	Construct a carport at 8 Penrith Park Drive, Wanaka.	Granted / Non-notified	1318.98	2/09/2011
RM031138	Subdivide remaining area at Penrith Park, Wanaka in to 51 allotments.	Granted / Notified	3315.51	20/04/2004
RM051107	Use the property for short stay hosted accommodation for up to 12 guests, located on Minaret Ridge Wanaka	Granted / Notified	16056.42	30/05/2006
RM000224	Construction of garden shed and carport at 26 Penrith Park Drive, Wanaka	Granted / Non-notified	556.39	1/06/2000
RM000241	Construction of a new dwelling with building yard set back at Baker Crescent, Penrith Park, Wanaka	Granted / Non-notified	509.50	5/05/2000
RM000301	Construction of new dwelling at Penrith Park Drive, Penrith	Granted / Non-notified	440.17	25/05/2000
RM000750	Erect new dwelling at 5 Briar Bank Drive, Wanaka Park, Wanaka	Granted / Non-notified	236.59	14/11/2000
RM000753	Construct a residential dwelling at 22 Penrith Park Drive, Wanaka	Granted / Non-notified	418.05	23/11/2000
RM10406	To erect a dwelling at Briar Bank Drive, Penrith Park, Wanaka	Granted / Non-notified	534.74	13/07/2001
RM10524	Erect a dwelling at Penrith Park Subdivision, Wanaka	Granted / Non-notified	837.82	21/11/2001
RM10533	Erect a dwelling at Penrith Park Drive, Penrith Park Wanaka	Granted / Non-notified	800	15/08/2001
RM10659	Erect a dwelling in the Penrith Park Subdivision, Wanaka	Granted / Non-notified	737.36	9/10/2001
RM10727	To erect a dwelling at lot 21 Penrith Park, Wanaka	Granted / Non-notified	807.67	4/12/2001
RM10854	Subdivide property into 8 allotments at minaret ridge, Penrith Park, Wanaka New DP 310100	Granted / Non-notified	1397.48	10/01/2002
RM10915	Erect a dwelling at Minaret Ridge, Penrith Park, Wanaka	Granted / Non-notified	710.97	28/01/2002
RM10929	Erect a 2 storied dwelling at Penrith Park Drive, Wanaka	Granted / Non-notified	1140.24	1/02/2002
RM10980	Erect a dwelling at Minaret Ridge, Penrith Park, Wanaka	Granted / Non-notified	731.77	28/01/2002
RM020344	Erect a dwelling at Penrith Park Drive, Wanaka(See Variation RM060144)	Granted / Non-notified	768.18	14/06/2002
RM020429	Erect a new dwelling at Briar Bank, Penrith Park, Wanaka	Granted / Non-notified	1119.21	28/01/2004
RM020478	Erect a new dwelling & garage at Baker Grove, Penrith Park, Wanaka	Granted / Non-notified	654.36	29/07/2002
RM020689	Construct a new dwelling with a garage at Ridgecrest, Lakeridge, Wanaka	Granted / Non-notified	860.99	10/10/2002
RM020798	Erect a carport/shed at Penrith Park Drive, Wanaka	Granted / Non-notified	517.90	18/10/2002
RM021122	Subdivide property into 31 allotments at Minaret Ridge, Penrith Park, Wanaka	Granted / Non-notified	3931.41	5/05/2004
RM030004	Construct a new dwelling at Penrith Park Drive, Wanaka	Granted / Non-notified	1791.47	2/04/2003
RM030680	Erect a new dwelling and earthworks at Penrith Park, Wanaka (See Variation RM051220)	Granted / Non-notified	1974.91	20/11/2003
RM030849	Construct a new dwelling at Penrith Park, Wanaka	Granted / Non-notified	2549.54	24/05/2004
RM030913	Erect new dwelling at 13 Briar Bank Drive, Penrith Park Wanaka	Granted / Non-notified	1293.55	17/12/2003
RM040023	Retrospective landscaping consent for property located at Briar Bank Drive, Wanaka	Granted / Non-notified	637.87	2/02/2004
RM040108	Build a studio/sleepout at Penrith Park Drive, Penrith Park, Wanaka	Granted / Non-notified	1498	11/06/2004

RM040539	Construct two new dwellings at Minaret Ridge, Wanaka	Granted / Non-notified	1513.50	10/11/2004
RM040707	Subdivide property into 31 allotments at Minaret Ridge, Penrith Park, Wanaka	Granted / Non-notified	11958.38	8/09/2004
RM040759	Construct new dwelling with garage/sleepout on Penrith Park Drive, Wanaka	Granted / Non-notified	1371.95	8/10/2004
RM040812	Construct new dwelling at 10 Minaret Ridge, Penrith Park, Wanaka	Granted / Non-notified	778.23	15/12/2004
RM041177	Application for variation to resource consent rm030004 - construct a new dwelling at Penrith Park Drive, Wanaka	Granted / Non-notified	1359.75	7/04/2005
RM050491	Variation to rm030849 - elevations and roofing colour	Granted / Non-notified	2558.40	11/10/2005
RM050623	Construct new garage and a two stage dwelling, located on Penrith Park, Wanaka	Granted / Non-notified	2727.76	20/12/2005
RM050720	Construct new dwelling, located on Penrith Park Drive, Wanaka	Granted / Non-notified	3295.02	22/02/2006
RM051220	Application for variation to resource consent rm030680 - erect a new dwelling & earthworks, located a Penrith Park, Wanaka	Granted / Non-notified	642.39	3/02/2006
RM060028	Application for variation to resource consent rm010524 erect a dwelling, located on Penrith Park Drive, Wanaka	Granted / Non-notified	1115.74	6/03/2006
RM060051	Alterations & additions to existing dwelling, located at 27 Penrith Park Drive, Wanaka	Granted / Non-notified	598.60	8/02/2006
RM060144	Application for variation to resource consent RM020344 - erect a dwelling, located on Penrith Park Drive, Wanaka	Granted / Non-notified	895.98	21/09/2006
RM990250	Subdivide proposed lot 39 into two allotments at Minaret Ridge, Penrith Park, Wanaka New DP 27444	Granted / Non-notified	582.64	27/05/1999
RM10260	To erect a dwelling at Briar Bank Drive, Penrith Park, Wanaka	Granted / Non-notified	675.21	26/06/2001
RM040299	Relocation of the existing boundary at Penrith Park Drive, Wanaka	Granted / Non-notified	671.12	1/06/2004
RM051055	Excavate a building platform & erect new dwelling, located on Penrith Park Drive, Wanaka	Granted / Non-notified	1995.94	16/01/2006
RM000544	Erect a new dwelling at Penrith Park Drive, Wanaka	Granted / Non-notified	284.92	25/08/2000
RM000588	Proposed new dwelling at 6 Baker Grove, Wanaka	Granted / Non-notified	256.85	15/09/2000
RM000675	Construction of new dwelling at 27 Penrith Park Drive, Wanaka	Granted / Non-notified	964.67	12/10/2000
RM000765	Proposal to construct a residential dwelling at 8 Baker Grove, Wanaka	Granted / Non-notified	302.95	2/11/2000
RM000816	Proposed design control for residence at 20 Briar Bank Drive, Wanaka	Granted / Non-notified	319.65	8/12/2000
RM000913	Construct new dwelling at lot 73, Penrith Park Wanaka	Granted / Non-notified	2277.06	4/04/2001
RM010133	Construct a new residence at 39 Penrith Park Drive, Wanaka	Granted / Non-notified	403.39	18/04/2001
RM010966	Erect a dwelling at Baker Grove, Wanaka	Granted / Non-notified	686.61	11/03/2002
RM010969	Erect a dwelling & garage at Baker Grove, Wanaka	Granted / Non-notified	962.15	10/04/2002
RM020445	Construct a carport at Baker Grove, Penrith Park, Wanaka	Granted / Non-notified	509.47	12/07/2002
RM021031	Construct a new dwelling at Penrith Park Drive, Wanaka	Granted / Non-notified	710.98	13/02/2003
RM021140	Construct a new dwelling at 11 Penrith Park Drive, Wanaka	Granted / Non-notified	656.63	13/02/2003
RM030559	Construct a new dwelling at Barker Grove, Penrith Park, Wanaka	Granted / Non-notified	659.43	11/09/2003
RM030672	Construct a new dwelling at Penrith Park Drive, Wanaka	Granted / Non-notified	730.66	29/09/2003
RM040092	Construct garage/games room at 27 Penrith Park Drive, Wanaka	Granted / Non-notified	449.91	15/03/2004
RM040215	Retrospective consent for boundary setback infringements at Penrith Park Drive, Wanaka	Granted / Non-notified	641.62	7/04/2004
RM050426	Application for variation to resource consent rm030672 - construct a new dwelling at 49 Penrith Park Drive, Wanaka	Withdrawn	3559.52	
RM980557	Erect dwelling at Lot 58, Penrith Park Subdivision, Stage II, Wanaka	Lapsed	350.55	

RM990111	Right of way easement in favour of Lot 7 DP 26509, Baker Grove, Wanaka. New DP 27236	Granted / Non-notified	110.00	8/03/1999
RM990256	Adjust boundaries between Lot 49 and 50 DP 27003 at Penrith Park, Wanaka, New DP 27443	Granted / Non-notified	484.86	25/05/1999
RM990298	Erect dwelling at Penrith Park, Beacon Point Rd, Wanaka	Granted / Non-notified	1008.42	14/06/1999
RM990370	Erect second dwelling at 327 Beacon Point Rd, Wanaka	Granted / Non-notified	Not available	19/01/2000
RM990405	Erect dwelling at Penrith Park Drive, Wanaka	Granted / Non-notified	Not available	27/07/1999
RM990509	Erect dwelling at 5 Penrith Park Drive, Wanaka	Granted / Non-notified	Not available	17/12/1999
RM990583	Reduce the minimum side yards for a number of allotments in the Penrith Park Subdivision, Wanaka	Granted / Non-notified		25/01/2000
RM990799	Construct a house, 15 Baker Grove, Penrith Park, Wanaka	Granted / Non-notified	307.80	10/02/2000
RM061042	Erect new dwelling	Granted / Non-notified	653.24	14/12/2006
RM000690	Construction of a pergola at 3 Briar Street, Wanaka	Granted / Non-notified	205.01	12/10/2000
RM020871	Erect a dwelling at 12 Baker Grove, Wanaka	Granted / Non-notified	526.53	4/11/2002
RM060196	Construct new dwelling, located on Briar Bank Drive, Wanaka	Granted / Non-notified	1189.14	3/05/2006
RM060202	Construct new dwelling, located on Mount Gold Place, Wanaka	Granted / Non-notified	1339.14	4/05/2006
RM060206	Construct new dwelling, undertake earthworks & construct garage within boundary setback, located on Penrith Park Drive, Wanaka	Granted / Non-notified	1455.76	7/06/2006
RM060370	Right of way application over Lots 59 & 60 DP27493	Granted / Non-notified	389.48	22/05/2006
RM060593	Erect a garage & 1st floor bedroom to the existing dwelling, 30 Penrith Park Drive, Wanaka	Granted / Non-notified	727.20	27/07/2006
RM060594	Extension of existing garage into sleepout with small bathroom within the set back of the boundary	Granted / Non-notified	524.26	2/08/2006
RM060729	Erect new dwelling at 1 Gold Place, Penrith Park, Wanaka	Granted / Non-notified	1532.75	3/10/2006
RM060896	Construction of a new dwelling	Granted / Non-notified	1166.10	27/11/2006
RM060945	Erect new dwelling at 17 Minaret Ridge, Wanaka	Granted / Non-notified	1490.70	29/11/2006
RM061080	Retrospective consent is requested for the workshop/woodshed that has been built onsite which was not part of the original landuse consent for the dwelling.	Granted / Non-notified	409.88	6/12/2006
RM061108	Erect new dwelling	Granted / Non-notified	1823.44	28/03/2007
RM070033	Variation to RM021122	Granted / Non-notified	3139.04	27/03/2007
RM070061	Erect a new dwelling at Minaret Ridge, Wanaka	Granted / Non-notified	876.77	8/03/2007
RM070081	Erect new dwelling within boundary setback. 41 Penrith Park Drive Wanaka	Granted / Non-notified	1070.46	8/03/2007
RM070237	To erect a new dwelling in penrith park subdivision on Mount Gold Place, Wanaka.	Granted / Non-notified	1129.77	22/05/2007
RM080051	Construct a dwelling within activity area 2 at Penrith Park Drive, Wanaka	Granted / Non-notified	750.18	15/02/2008
RM080084	Construct a single dwelling at Briar Bank Drive, Wanaka	Granted / Non-notified	853.29	9/05/2008
RM080171	Undertake earthworks and construct a new dwelling at Penrith Park Drive, Penrith Park, Wanaka	Granted / Non-notified	3593.44	4/06/2008
RM0 80562	Construct a dwelling at Mt Gold Place, Wanaka	Granted / Non-notified	692.45	7/05/2008
RM081257	Construct a residential dwelling which breaches the height plane, undertake earthworks with road setback at Minaret Ridge, Wanaka	Granted / Limited Notified	4181.26	26/01/2009
RM081413	Variation to RM071123 - new entrance, change in windows, front door entrance, increase in floor area at Briar Bank Road, Wanaka	Granted / Non-notified	414.51	6/11/2008

RM090200	Construct a new residential dwelling with associated earthworks, access, external appearance & landscaping at Minaret Ridge, Wanaka Town	Granted / Non-notified	1917.78	1/07/2009
RM090231	Right of way over the existing formed row shown as e on dp27003 at Briar Bank Drive, Wanaka Town	Granted / Non-notified	310.47	22/04/2009
RM090273	To construct a dwelling, undertake the associate landscaping and to undertake earthworks.	Granted / Non-notified	1372.45	11/06/2009
RM090793	Variation to RM090544 to allow for amended staging and application for extension of time pursuant to section 125 at Beacon Point Road, Wanaka Town	Granted / Non-notified	907.89	3/12/2009
RM090984	To cancel consent notice 63857.3 and 6483144.6 to reduce the number of unnecessary/ unrelated interests, which will fall down on subsequent titles being subdivided under RM040707 and subsequent variations.	Granted / Non-notified	989.37	10/02/2010
RM100056	Additions to existing dwelling at Penrith Park Drive, Wanaka	Granted / Non-notified	842.03	11/02/2010